

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Info. Systems	Member:	Mark Pallans (GRG) 828-5790
Project Name:	DRAC Development/"Manors Plat"	Case #:	29-P-02
Date:	December 10, 2002		

Comments:

No apparent interference will result from this plan at this time.

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Division: Engineering

Member: Tim Welch
Engineering Design
Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email:
timw@cityfort.com

Project Name: Maria Freeman/
Sixth Street Plaza

Case #: 12-ZR-02

Date: 12/10/02

Comments:

1. Dixie Highway is a Broward County Trafficway requiring 80 total feet of right of way. Provide a revised plat and survey depicting the existing and proposed Dixie Highway right of way width.
2. Please indicate why a thirty (30) foot half width is proposed for N.E. 17 Court. Reference to Section 47-24.5.D.1.1 and 47-24.5.D.1.p.vi.b of the City's Subdivision Regulations may assist in evaluation of the most appropriate width for this right of way.
3. The latter section indicated in item 2 above gives the minimum corner chord requirement for intersections of minor and major streets. Please provide this twenty-five (25) foot chord at the intersection of Dixie and N.E. 17 Court and dedicate it on the plat.
4. Obtain signature of Tony Irvine, City Surveyor on stamped plans prior to Planning & Zoning Board Hearing.

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Division: Planning

Member:

Project Name: Maria Freeman/
Sixth Street Plaza

Case #: 12-ZR-02

Date: 12/10/02

Comments:

Plat Approval / 8 unit townhouse development

1. A separate application and fee will be required for Planning and Zoning Board and City Commission submittal.
2. Plat must comply with Sec 47-24.5 Subdivision Regulations.
3. Tony Irvine, City Surveyor, and Tim Welch, Engineering Design Manager, will provide technical comments in regard to the plat.
4. Coordinate need for easements with the franchise public utilities.
5. This plat is subject to transit impact fees, which will be accessed through Broward County.
6. Pursuant to Sec 47-25.2.F Adequacy Requirements Parks and Open Space, a minimum of three (3) acres of property per 1000 residents or cash equivalent value is required prior to obtaining a building permit for this development. The cash equivalent is \$ 6,048.00
7. Additional comments may be forthcoming at the DRC meeting.

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